

**10,610 SF FOR LEASE**

2254 S. Sepulveda Blvd. | Los Angeles, CA



**CREATIVE OFFICE / FLEX BUILDING**

# SPACE OFFERING

Location	2254 S. Sepulveda Blvd. Los Angeles, CA 90064
Approximate Square Footage	10,610 SF
Rent PSF (Monthly)	\$3.75
Lease Type	Gross

**Notes** Preferred lease term: 3-5 years. Possession March 1, 2025

## HIGHLIGHTS

- Magnificent Westside creative/loft style office space.
- Total of 10,610 sf available on 2 stories - Combination of private offices, conference rooms and open area to meet various office layout needs.
- Perfect for a variety of media, entertainment, production, technology and other creative office uses.
- Also, suitable for a variety of studio, showroom/retail or flex uses.
- Great central, West LA location within close proximity to the 405/10 Freeways, Sawtelle Retail Corridor and numerous other restaurants and retail amenities.
- Private, gated surface parking lot for 19 cars at no additional charge. Additional street parking available.
- Great exposure / Major boulevard visibility.
- Great Bones - Beautiful exposed arched bow truss ceilings, polished concrete floors, exposed brick, HVAC ducting and upscale finishes throughout.
- Space consists of secured entry/reception area, 11 private offices, open bullpen area 2 kitchen/break areas, 4 restrooms (2 on each floor) and small storage area.
- Ground level loading door along Tennessee Ave.
- All square footage is usable with no load factor.
- To Show, call broker. Please do not disturb tenant.



### POPULATION

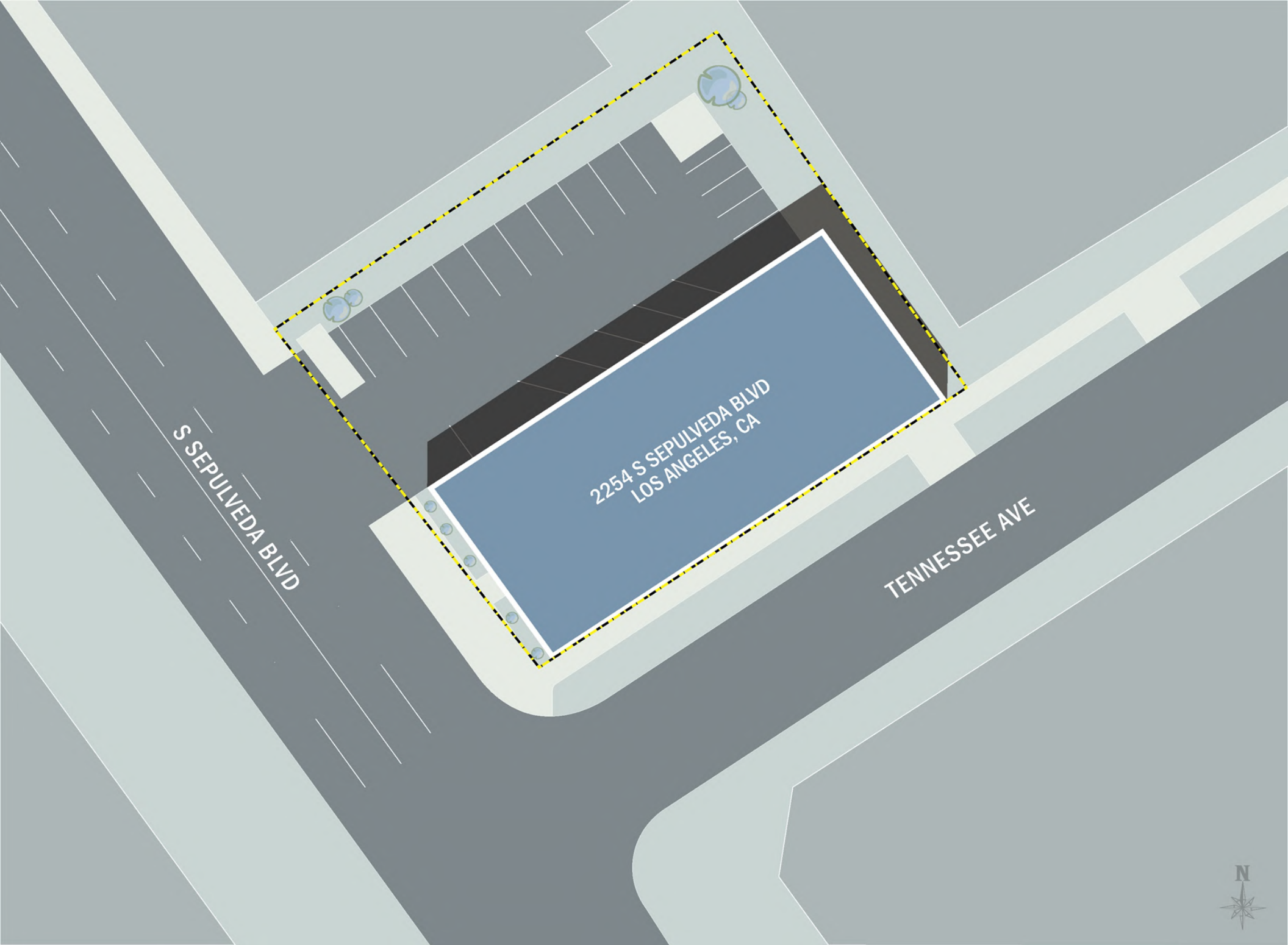
	1.00 MILE	3.00 MILE	5.00 MILE
	37,357	317,045	649,709

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$173,782	\$169,573	\$173,985

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	17,738	141,849	301,946

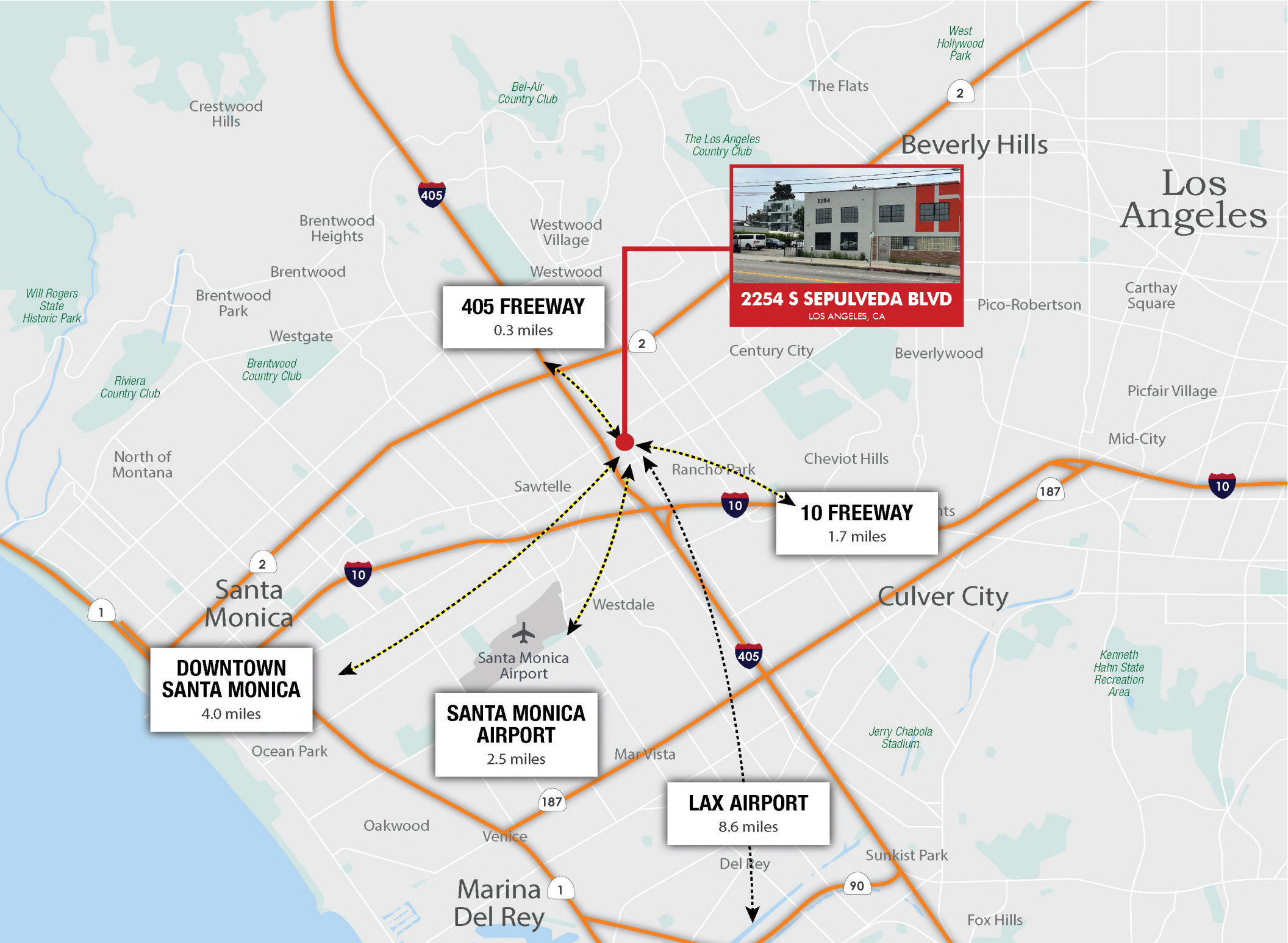


S SEPULVEDA BLVD

2254 S SEPULVEDA BLVD  
LOS ANGELES, CA

TENNESSEE AVE





**2254 S SEPULVEDA BLVD**  
LOS ANGELES, CA

**405 FREEWAY**  
0.3 miles

**10 FREEWAY**  
1.7 miles

**DOWNTOWN SANTA MONICA**  
4.0 miles

**SANTA MONICA AIRPORT**  
2.5 miles

**LAX AIRPORT**  
8.6 miles



HAMMER

Pacific Spas & Sauna  
Soothing Mind, Body & Spirit  
CHEFS TOYS  
LIVING ART  
Aquatic DESIGN, INC.  
ROYAL STONE & TILE

California Rehabilitation INSTITUTE  
A California State-Approved Facility

WESTFIELD CENTURY CITY  
AMC  
SEPHORA  
TESLA  
macy's  
HUGO BOSS  
Gelson's  
Apple  
LEGO  
OLD NAVY



2254 S SEPULVEDA BLVD  
LOS ANGELES, CA

LOS ANGELES

Rancho Park Golf Course & Driving Range

MUSEUM OF TOLERANCE LOS ANGELES

GRIFFIN CLUB LOS ANGELES

CENTINELA FEED & PET SUPPLIES  
ANAWALT  
Party City

VONS  
VISTA DEL MAR

TRADER JOE'S

jiffylube

VONS  
CVS

redbox.

ROSS  
DRESS FOR LESS

TRADER JOE'S

BEST BUY  
redbox.  
RITE AID  
LA FITNESS

SONY PICTURES

CULVER CITY

VA  
U.S. Department of Veterans Affairs

ROSS  
DRESS FOR LESS

Q BILLIARD CLUB

UNIVERSITY HIGH SCHOOL

2

7-ELEVEN

odyssey

NIJYA MARKET

Ralph's

TARGET

ONE WESTSIDE  
HomeGoods  
Marshalls  
Michaels  
tigawok

BEST BUY

Ralph's

BIG TIRES

Red Bull

Smart & Final  
SUPERFORMANCE

Ralph's

Ralph's  
Staples

10

SANTA MONICA  
Virginia Avenue Park

WHOLE FOODS  
MARKET

TRADER JOE'S

SANTA MONICA COLLEGE  
Clover Park

Santa Monica Airport

WHOLE FOODS  
MARKET

WINDWARD SCHOOL

MUSEUM OF Flying

405

187



## GROUND FLOOR



**SECOND FLOOR**



## Gated Parking Lot





## Ample Secured Parking



Work Area



Work Area



Lounge Area



Lobby Area



Gorgeous Kitchen Area



**Kitchen Bar Counter**

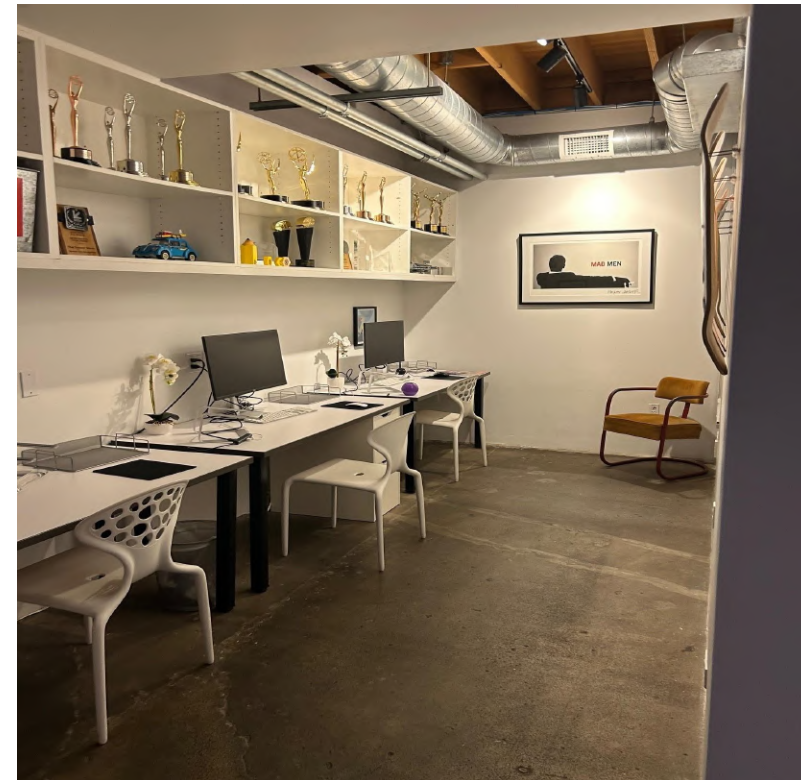




Reception Area



Highly Improved Restrooms







**Lots of Natural Light**



**Beautiful Water Feature**



## Work Stations



**Large Meeting / Classroom / Open Work Area**

# 10,610 SF for LEASE

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*Exclusively Marketed by:*

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